

TRANSPORTATION COMMISSION

Minutes of Meeting of Wednesday, January 20, 2016 – 8:30AM

Volume 63

No. 1

Members Present: Thomas Soyk, Acting Chairman
John P. Larson, Commissioner of Parking
Richard Hope, Commissioner of Public Works
Christopher Gomez, Commissioner of Planning
Daniel K. Spencer, Deputy Corporation Counsel (for J. Callahan)
James R. Bradley, Deputy Commissioner of Public Safety (For D. Chong)

Staff Members Present: Anthony Marena, Transportation Engineer
Nicholas Kralik, Capt.-Commander, Traffic Div.

Members Absent: Melissa Briggs
Ken Burford

Staff Members Absent: Anthony Carr, Deputy Commissioner of Public Works

Others Present: Lucille Brady, Secretary to the Commissioner of Parking

David Steinmetz, Zarin and Steinmetz
Anthony Nester, JMC
Richard Pearson, JMC

I. Approval of Minutes

On a motion made, seconded and carried, the minutes of the December 16, 2015 meeting were approved.

II. Old Business

III. New Business

- 1. Central Avenue at Tarrytown Road** - Request from John Baer to modify the lane use regulations to allow a “double right” from Central Avenue westbound onto Tarrytown Road northbound.

The staff had concerns about the existing queue lengths on Tarrytown Road northbound during the PM peak. They felt that the additional volumes that enter the intersection during the green phase may increase the delay for Tarrytown Road. The staff recommended observations during the peak hour before making any recommendations.

After a brief discussion, the Commission agreed to hold off on this item until further observations could be made.

- 2. Westchester Avenue** – Request from the Department of Parking Traffic Division to install a “No Turn on Red” on Westchester Avenue at South Broadway.

The staff had concerns that a “No Turn on Red” would increase the queue lengths on Westchester Avenue westbound during the peak hours. They were concerned that the queue could extend onto Westchester Avenue westbound. The staff recommended observations during the peak hours and queuing analysis before making any recommendations.

After a brief discussion, the Commission agreed to hold this item, pending further observations, and reporting back at a later meeting.

3. Mamaroneck Avenue - Request from the Kite Realty Group to review a plan submitted for valet parking in front of the City Center on Mamaroneck Avenue.

The staff reviewed the submitted plan and recommended the following:

1. The valet area should be posted as a “No Stopping Valet Drop Off Area – Monday through Friday – 5PM-1AM – Saturday and Sunday 11AM to 1AM,” and “No Standing All Other Times.”
2. Remove two “Handicapped Parking” spaces on the east side of Mamaroneck Avenue just north of Martine Avenue.
3. Create a “Handicapped Parking” space on the east side of Mamaroneck Avenue in the first proposed cut out south of Main Street.
4. Create a “Handicapped Parking” space on the north side of Martine Avenue just east of Mamaroneck Avenue.
5. Create a “No Standing Anytime” on the east side of Mamaroneck Avenue from the Martine Avenue curb line to the proposed cut out for the “Valet Drop Off Area.”

Mr. Pearson of JMC gave a brief presentation showing their plans. He stated that they were adjusting the area of valet and geometry of the curbs and hoped that, at this time, it would be approved as shown. He further indicated where the sidewalk area was being reduced and showed minor restriping to the roadway.

His hope was that the first few cars would be in the cutout which accommodates 2-3 vehicles, with an extension in the “No Standing Area” not blocking the travel lanes. He indicated that they had done a parking study for utilization and that they would have sufficient personnel to make sure that there would be no excessive queuing. There was some discussion as to the City’s control of the valet parking operation, which is described in a separate ordinance.

On a motion made, seconded and carried, the Commission approved the staff recommendation.

4. North Broadway at Bond Street and Otis Avenue – Request from the Department of Parking Traffic Division to modify this signal to permit “overnight flash.”

On a motion made, seconded and carried, the Commission approved the staff recommendation.

IV. COMMON COUNCIL REFERRALS

1. **Post Maple 77 LLC (The Boulevard)** - Request to amend the Zoning Ordinance to reclassify lots on Rathbun Avenue from B2 to B3 and the discontinuance of Brady Place.

The staff had no objections to the changes in zoning. The staff has concerns about the traffic patterns which will be reviewed during the formal application for the site plan approval.

On a motion made, seconded and carried, the Commission approved the staff recommendation.

2. **95 South Broadway and 4 Lyon Place (The Esplanade)** – Request to amend the Zoning Ordinance pertaining to the number of dwelling units that may be located in a multifamily residence in the CB-1 district. Currently, for existing buildings, the number of units is restricted to the total square footage of the lot divided by 500 square feet. They are requesting that this requirement be eliminated.

The staff had no objections.

On a motion made, seconded and carried, the Commission approved the staff recommendation.

3. Lifting Up Westchester (Formerly known as Grace Church Community Center) –

Request for renewal of a special permit to provide an “Overnight Shelter” for the homeless.

The staff had no objections.

On a motion made, seconded and carried, the Commission approved the staff recommendation.

4. Lifting Up Westchester, 86-88 East Post Road – Request for renewal of a special permit to provide an “Emergency Shelter” for the homeless.

The staff had no objections.

On a motion made, seconded and carried, the Commission approved the staff recommendation.

5. Lifting Up Westchester, 86-88 East Post Road – Request for a renewal of a special permit to allow a social service center for homeless persons.

The staff had no objections.

On a motion made, seconded and carried, the Commission approved the staff recommendation.

6. **Wild Fusion, 250 Main Street** – *Request for a special permit for an Accessory Cabaret.*”

The staff had no objections.

After a brief discussion, it was agreed that this item be held due to the second floor location complications.

V. **ADDENDUM**

ADJOURNMENT

On a motion made, seconded and carried, the meeting adjourned at 8:46AM.

lfb